

Confidential Instruction



SOLE
AGENT

Confidential

St Sampson | Guernsey |

This detached family home is located in a highly desirable area which is near to schools, shops, bars and quiet lanes as well as being a short drive from the coast. The property is presented in move-in condition and offers very interesting options for buyers. The bungalow has had plans passed to develop into a large four/five bedroom house with modern living areas. There is also the possibility of configuring the existing footprint to create a wing. Accommodation comprises large lounge, dining room, kitchen/breakfast room, three bedrooms, a bathroom and a utility room. To the rear of the property is a low maintenance garden which is partially laid to lawn with a large patio area, all of which are bordered by mature trees and shrubs which provide privacy. The main feature of the outside space is a large timber cabin with power, lighting and heating. This wonderful outbuilding provides a multitude of uses including a space for hobbies, an extension of the social space and it is ideal for anybody running a business from home. A large tarmac driveway provides parking for a number of vehicles.

£925,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

Shields
& Rutland

Dining Room

5.48m x 2.76m (18' 0" x 9' 1")

Kitchen/Breakfast Room

5.48m x 2.99m (18' 0" x 9' 10")

Utility Room

3.27m x 2.87m (10' 9" x 9' 5")

Lounge

7.06m x 3.96m (23' 2" x 13' 0")

Rear Hall

4.08m x 2.08m (13' 5" x 6' 10")

Bathroom

2.36m x 2.26m (7' 9" x 7' 5")

Master Bedroom

3.91m x 3.91m (12' 10" x 12' 10")

Bedroom 2

3.22m x 2.56m (10' 7" x 8' 5")

Bedroom 3

3.12m x 2.69m (10' 3" x 8' 10")

Garden

To the rear of the property is a low maintenance garden which is partially laid to lawn with a large patio area, all of which are bordered by mature trees and shrubs which provide privacy. The main feature of the outside space is a large timber cabin with power, lighting and heating.

Parking

A large tarmac driveway provides parking for a number of vehicles.

PRICE INCLUDES

Curtains, carpets and light fittings

SPECIAL FEATURES

- Desirable location
- Plans approved
- Low maintenance garden
- Large timber cabin

SERVICES

Mains water and electricity.
Cesspit drainage.

APPLIANCES INCLUDED

To be agreed at sale

SCHOOL CATCHMENT

Hautes Capelles Primary School
and St Sampson High School

GROUND FLOOR

